



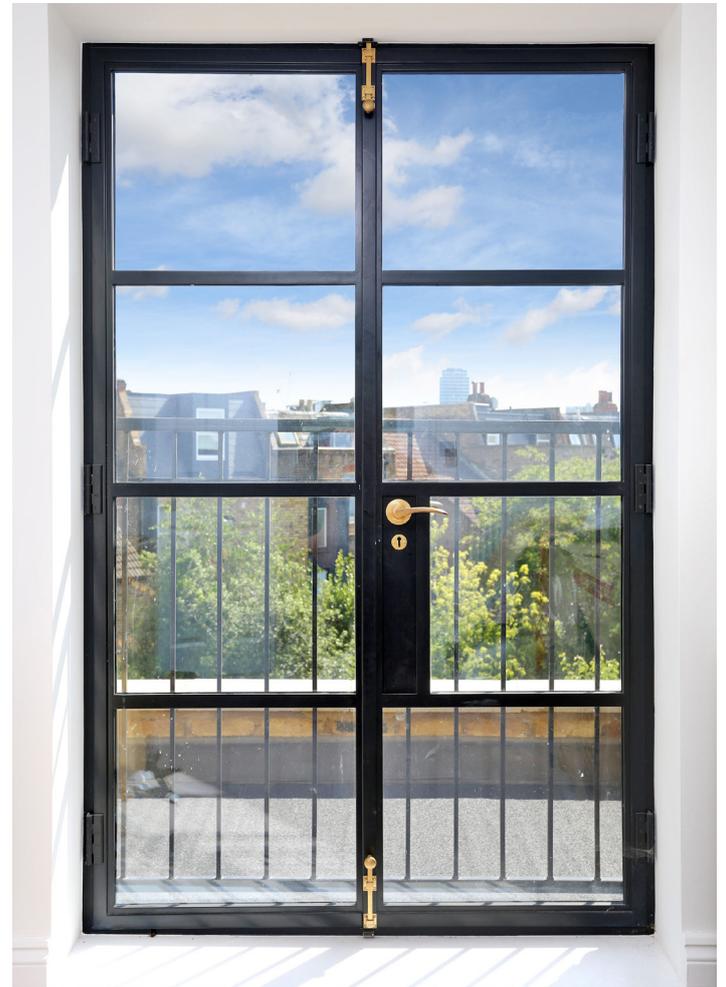
This newly developed three bedroom, split-level property with a private balcony is located on Wandsworth Bridge Road in the heart of the ever popular Sands End area of Fulham.

Entering the property on the first floor, you are welcomed by the kitchen/reception room. This room has beautiful parquet flooring throughout, large sash windows and a door out to the balcony at the front of the building. The kitchen itself has sleek designed fronts and integrated appliances. There is a full family bathroom on this floor with feature floor tiling and modern fittings. To the rear of the property is the first double bedroom which also has parquet wood flooring and a large sash window.

Up the stairs to the second floor is the shower room, with stylish floor tiles and contemporary design. The double bedroom to the rear of the property benefits from a private balcony. The master bedroom has two large Velux windows that fill the room with light. There is eaves storage, a statement exposed brick wall and tasteful bedside wall wired lamps.

Perfectly situated for the popular amenities around Parsons Green and South Fulham, including the cafés and restaurants on the Wandsworth Bridge Road itself, the Harbour Club, the Hurlingham Club and South Park.

Transport links are also easily accessible; Imperial Wharf, Parsons Green, Fulham Broadway and Wandsworth Town stations are all within walking distance and the bus routes close by lead towards Clapham Junction, Chelsea, Shepherds Bush, and High Street Kensington.











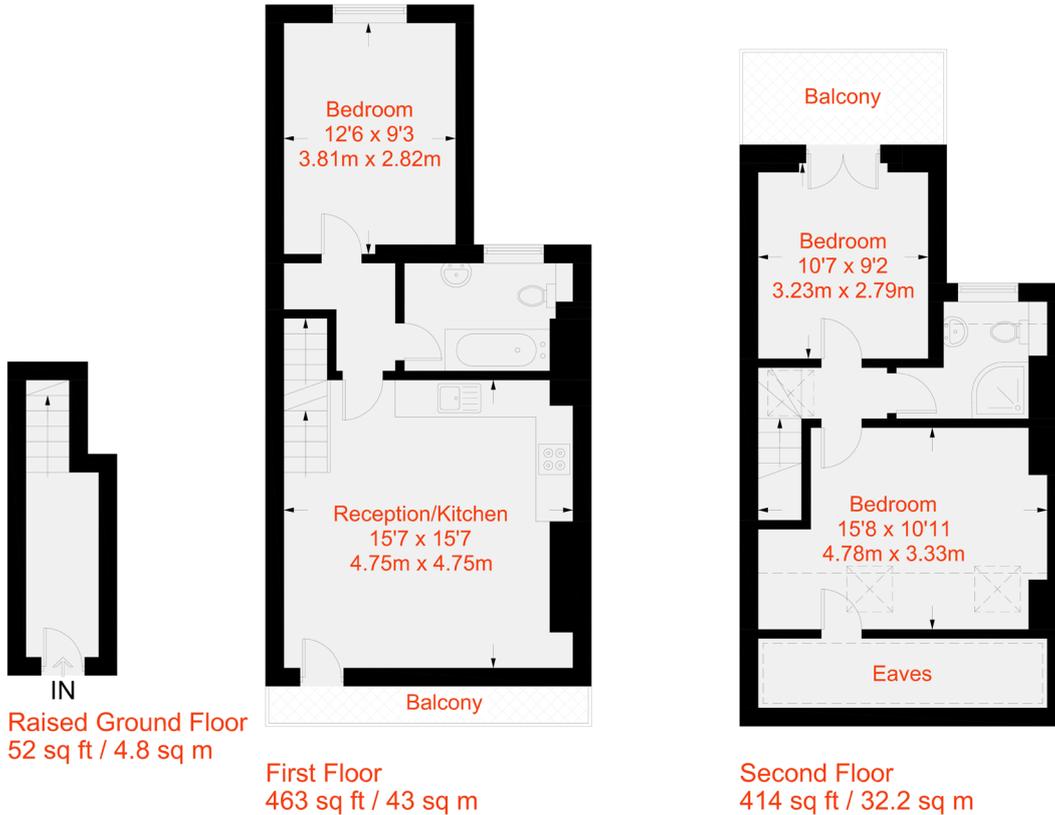
Approximate Gross Internal Area = 816 sq ft / 75.8 sq m

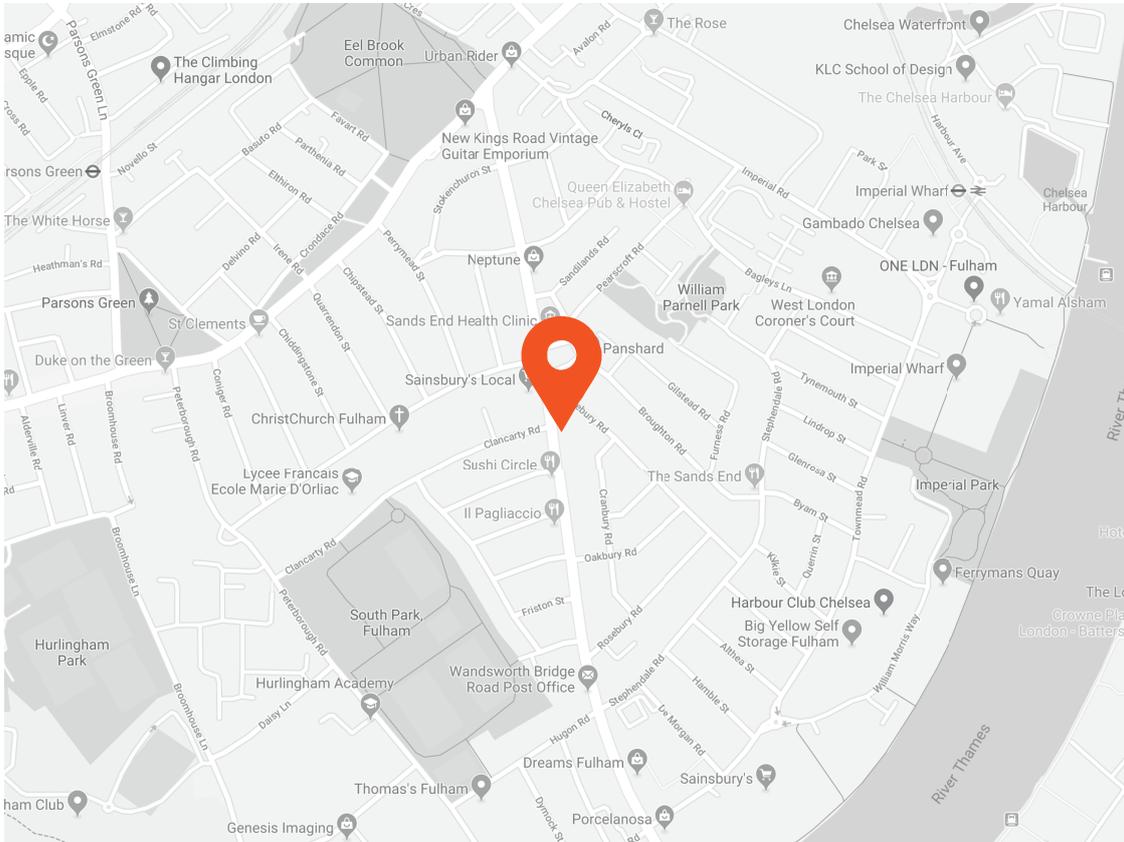
(Excluding Reduce Headroom / Eaves Storage)

Reduced Eaves Storage = 113 sq ft / 10.5 sq m

Total = 929 sq ft / 86.3 sq m

 = Reduced Head Height





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



This recyclable brochure has been produced in good faith to give a general guide. We have not undertaken a structural survey, nor have we tested the services or appliances. All measurements are approximate and the lease details where applicable must be confirmed by the solicitor. Brochure prepared by Colourbrush.

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Transport Links

- Imperial Wharf (0.6 miles)
- Parsons Green (0.7 miles)
- Fulham Broadway (0.7 miles)

Aspire Fulham South

+44 (0) 20 7736 6110
fulham@aspire.co.uk

Aspire Fulham Central

+44 (0) 20 7381 7381
c.fulham@aspire.co.uk

